



City of NORFOLK

C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

April 22, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: **Zoning Text Amendment to modify development criteria for Townhomes**

Reviewed: Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: Citywide

Approved:

Item Number:

PH-1

Marcus D. Jones, City Manager

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Zoning Text Amendment to modify development criteria in order to encourage appropriate building form for Townhomes
- IV. **Applicant:** City Planning Commission
- V. **Description**
 - The zoning districts that permit townhomes are:
 - R-10 (Townhouse District)
 - R-13 (Moderately High Density Multi-Family)
 - R-14 (High Density Multi-Family)
 - R-15 (High Density Multi-Family Housing)
 - UR (Urban Residential District)
 - The amendments propose to require different building forms for townhomes based upon existing development patterns within the adopted Character Districts:
 - Downtown & Traditional Character Districts – Encourage an urban building form.
 - Building shall be located within 5-12 feet of the front property line.
 - Standard width of at least 20 feet; allowed by-right, however a narrower townhome of at least 16 feet in width may be authorized by Special Exception.
 - Suburban – Continue to encourage a traditional “townhouse” building form.
 - Building shall be located within 10-15 feet of the front property line.
 - Townhomes may not be less than 20 feet wide.
 - Special Exception required if development is proposed to be oriented away from the street or have a front-loading garage.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated March 27, 2014 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

March 27, 2014

From: Matthew Simons, CFM
City Planner II

Subject: Zoning Text Amendment to modify development criteria for Townhomes in residential zoning districts, including the minimum lot area, lot width, setbacks, and motor vehicle loading requirements - City Planning Commission

Reviewed: Leonard M. Newcomb, III, CFM
Manager, Land Use Services

Ward/Superward: Citywide

Approved:

George M. Homewood, AICP, CFM
Planning Director

Item Number:

2A

- I. **Recommendation:** Staff recommends approval, considering the proposed standards promote townhome development that respects existing development within the Character Districts.
- II. **Applicant:** City Planning Commission
- III. **Description:** The request would modify development standards pertaining to townhomes, to provide development flexibility and encourage better form than what is currently allowed.
- IV. **Analysis**
Plan Analysis
 - The Identifying Land Use Strategies chapter of *plaNorfolk2030* includes an action calling for the development of zoning tools that address lot width, building placement, building form, landscaping, and vehicular use areas to ensure that development is compatible with surrounding land uses.
 - The proposed changes to the *Zoning Ordinance* are consistent with this action.

Zoning Analysis

- The *Zoning Ordinance* defines a Townhouse as *three (3) or more dwelling units attached to each other by party walls with each unit located on an individual lot.*
- The zoning districts that permit townhomes are:
 - R-10 (Townhouse District)
 - R-13 (Moderately High Density Multi-Family)
 - R-14 (High Density Multi-Family)
 - R-15 (High Density Multi-Family Housing)
 - UR (Urban Residential District)
- The amendments propose to require different building forms for townhomes based upon existing development patterns within the adopted Character Districts:
 - Downtown & Traditional Character Districts – Encourage an urban building form.
 - Building shall be located within 5-12 feet of the front property line.
 - Standard width of at least 20 feet; allowed by-right, however a narrower townhome of at least 16 feet in width may be authorized by Special Exception.
 - Suburban – Continue to encourage a traditional “townhouse” building form.
 - Building shall be located within 10-15 feet of the front property line.
 - Townhomes may not be less than 20 feet wide.
 - Special Exception required if development is proposed to be oriented away from the street or have a front-loading garage.

Traffic Analysis

N/A

V. Financial Impact

Approval of the request will allow for additional development flexibility throughout the City which may increase the City’s tax base.

VI. Environmental

This proposed ordinance revisions should not have any environmental impact, since the projects utilizing its provisions will be reviewed for full compliance with all *Zoning Ordinance* standards through the City’s Site Plan Review process.

VII. Community Outreach/Notification

Legal notification was placed in *The Virginian-Pilot* on November 5 and 12.

VIII. Coordination/Outreach

This request has been coordinated with the Department of Planning and Community Development, the Department of Development, and the City Attorney’s Office.

Supporting Material from the Department of Planning and Community Development

- Text

Proponents and Opponents

Proponents

None

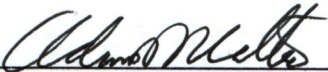
Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By


Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND AND REORDAIN PORTIONS OF SECTIONS 4-10, 4-13, 4-14, 4-15, 4-16, AND 15-4 AND TABLES 4-A AND 4-B OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, IN ORDER TO MODIFY THE DEVELOPMENT STANDARDS FOR TOWNHOUSES.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the portions of sections 4-10, 4-13, 4-14, 4-15, and 4-16 and tables 4-A and 4-B of the Zoning Ordinance of the City of Norfolk, 1992 (as amended) that are specified hereinafter are hereby amended and reordained in the manner set forth below so as to modify the development standards for townhouses, including allowing townhouses on lots narrower than 20 feet in width by special exception in the Downtown and Traditional character districts.

Section 2:- That section 4-10.3, entitled "Maximum density" is hereby repealed and the table inserted in section 4-10.4, entitled "Minimum lot area and lot width", is hereby amended and reordained for the reasons stated above. The text shall read as set forth in "Exhibit A," attached hereto.

Section 3:- That the table inserted at section 4-13.4, entitled "Minimum lot area and lot width", is hereby amended and reordained for the reasons stated above. The text shall read as set forth in "Exhibit B," attached hereto.

Section 4:- That the table inserted at section 4-14.4, entitled "Minimum lot area and lot width", is hereby amended and reordained for the reasons stated above. The text shall read as set forth in "Exhibit C," attached hereto.

Section 5:- That the table inserted at section 4-15.4, entitled "Minimum lot area and lot width", is hereby amended and reordained for the reasons stated above. The text shall read as set forth in "Exhibit D," attached hereto.

Section 6:- That the table inserted at section 4-16.4, entitled "Minimum lot area and lot width", is hereby amended and reordained for the reasons stated above. The text shall read as set forth in "Exhibit E," attached hereto.

Section 7:- That table 4-A, entitled "Table of Land Uses," is hereby amended and reordained for the reasons stated above. The table shall read as set forth in "Exhibit F," attached hereto.

Section 8:- That table 4-B, entitled "Yard Requirements, Residence Districts," is hereby amended and reordained and a new footnote is added for the reasons stated above. The table shall read as set forth in "Exhibit G," attached hereto.

Section 9:- That section 15-4.2(c) is hereby amended and reordained and subsection 15-4.2(d) is hereby created in order to modify the driveway and access regulations for townhouses. The text shall read as set forth in "Exhibit H," attached hereto.

Section 10:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (2 pages)
Exhibit B (2 pages)
Exhibit C (2 pages)
Exhibit D (2 pages)
Exhibit E (2 pages)
Exhibit F (3 pages)
Exhibit G (2 pages)
Exhibit H (3 pages)

EXHIBIT A

4-10 Townhouse District R-10.

4-10.1 *Purpose statement.* The Townhouse District (R-10) is intended to provide an exclusive zone for townhouse development at a medium density, either in small compatible areas adjacent to lower density districts or in large parcel, self-contained developments.

4-10.2 *Uses.* Uses in the R-10 District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-10.3 *Reserved.*

4-10.4 *Minimum lot area and lot width.* The minimum lot areas and lot widths permitted in this district are as follows:

Permitted Use	Minimum Lot Area	Minimum Lot Width
(a) <i>Principal Permitted Use</i> Townhouse ²	2,000 sq. ft.	20 ft.
(b) <i>Other Permitted Uses</i> Group Home for the Handicapped Governmental Operations (non-industrial) Utility Facility	2,000 sq. ft. None None	20 ft. None None
(c) <i>Special Exception Uses</i> Recreation Center, Community (private) ¹ Recreation Center, Community (public) ¹ Religious Institution ¹	20,000 sq. ft. 20,000 sq. ft. 20,000 sq. ft.	100 ft. 100 ft. 100 ft.
Notes: ¹ Maximum lot coverage for Recreation Center, Community (private) and Recreation Center, Community (public) is 45 percent (45%); for Religious Institution is 65 percent (65%). ² Lots narrower than the minimum lot width set forth in this table may be permitted in certain character districts by special exception and such lots may be required to have a certain minimum lot width to be eligible for special exception review and approval, as set forth in Table 4-A, below.		

4-10.5 *Maximum building height.* The maximum building height permitted in this district is 35 feet.

4-10.6 *Yard requirements and other development standards.* The yard requirements for the R-10 District are set forth in Table 4-B following this Chapter 4. Other development standards applicable to uses in this district are set forth in Article III, including parking (Chapter 15), signs (Chapter 16), and landscaping (Chapter 17).

EXHIBIT B

4-13 Moderately High Density Multi-Family R-13.

4-13.1 *Purpose statement.* This Multi-Family District (R-13) is intended to provide multi-family residences at a moderately high density range and to provide for open space and recreational amenities in such developments. Townhouse residences are also permitted and encouraged. New single-family, semi-detached and two-family development in this district is precluded after the effective date of this ordinance to ensure that new development is compatible with existing development in the area.

4-13.2 *Maximum density.* This district allows for the development of multi-family housing at a density of 24 units/acre.

4-13.3 *Uses.* Uses in the R-13 District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-13.4 *Minimum lot area and lot width.* The minimum lot areas and lot widths permitted in this district are as follows:

Permitted Use		Minimum Lot Area	Minimum Lot Area Per Unit	Minimum Lot Width Per Structure	Minimum Lot Width
(a)	Principal Permitted Uses				
	Single-Family	5,000 sq. ft.	5,000 sq. ft.	50 ft.	50 ft.
	Residential – Semi-Detached Dwelling ²	2,500 sq. ft.	2,500 sq. ft.	25 ft.	25 ft.
	Two-Family	5,000 sq. ft.	2,500 sq. ft.	25 ft.	50 ft.
	Townhouse ²	6,000 sq. ft.	2,000 sq. ft.	20 ft.	60 ft.
	Multi-Family	10,000 sq. ft.	1,800 sq. ft.	100 ft.	100 ft.
(b)	Other Permitted Uses				
	Congregate Housing	20,000 sq. ft.	600 sq. ft.	100 ft.	100 ft.
	Group Home for the Handicapped	5,000 sq. ft.	—	50 ft.	50 ft.
	Group Home	5,000 sq. ft.	600 sq. ft.	50 ft.	50 ft.

	Governmental Operations (non-industrial)	None	—	None	None
	Utility Facility	None	—	None	None
(c)	Special Exception Uses				
	Recreation Center, Community (private) ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Recreation Center, Community (public) ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Religious Institution ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Day Care Center	10,000 sq. ft.	—	75 ft.	75 ft.
	Fraternity and Sorority House	10,000 sq. ft.	60 sq. ft.	75 ft.	75 ft.

Notes:

¹ Maximum lot coverage for Recreation Center, Community (private) and Recreation Center, Community (public) is 45 percent (45%); for Religious Institution is 65 percent (65%).

² Lots narrower than the minimum lot width per structure set forth in this table may be permitted in certain character districts by special exception and such lots may be required to have a certain minimum lot width to be eligible for special exception review and approval, as set forth in Table 4-A, below.

4-13.5 *Maximum building height.* The maximum building height permitted in this district is 45 feet.

4-13.6 *Usable open space.* After the effective date of this ordinance, any new multi-family development in the R-13 District shall provide usable open space (as defined in Article I, Chapter 2) equal to or greater than 35 percent (35%) of net lot area.

EXHIBIT C

4-14 High Density Multi-Family R-14.

4-14.1 *Purpose statement.* This Multi-Family District (R-14) is intended to provide for multi-family residences in a high-density setting and to provide for open space and recreational amenities in such developments. Townhouse residences are also permitted in this district. New single-family, semi-detached and two-family development is precluded after the effective date of this ordinance to ensure that new development is compatible with existing development in the area.

4-14.2 *Maximum density.* This district allows for the development of multi-family housing at a density of 33 units/acre.

4-14.3 *Uses.* Uses in the R-14 District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-14.4 *Minimum lot area and lot width.* The minimum lot areas and lot widths permitted in this district are as follows:

	Permitted Use	Minimum Lot Area	Minimum Lot Area Per Unit	Minimum Lot Width Per Structure	Minimum Lot Width
(a)	Principal Permitted Uses				
	Single-Family	5,000 sq. ft.	5,000 sq. ft.	50 ft.	50 ft.
	Residential – Semi-Detached Dwelling ²	2,500 sq. ft.	2,500 sq. ft.	25 ft.	25 ft.
	Two-Family	5,000 sq. ft.	2,500 sq. ft.	25 ft.	50 ft.
	Townhouse ²	6,000 sq. ft.	2,000 sq. ft.	20 ft.	60 ft.
	Multi-Family	10,000 sq. ft.	1,333 sq. ft.	100 ft.	100 ft.
(b)	Other Permitted Uses				
	Congregate Housing	20,000 sq. ft.	600 sq. ft.	100 ft.	100 ft.
	Group Home for the Handicapped	5,000 sq. ft.	—	50 ft.	50 ft.
	Group Home	5,000 sq. ft.	600 sq. ft.	50 ft.	50 ft.
	Governmental Operations (non-industrial)	None	—	None	None

	Utility Facility	None	—	None	None
(c)	Special Exception Uses				
	Recreation Center, Community (private) ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Recreation Center, Community (public) ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Religious Institution ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Day Care Center	10,000 sq. ft.	—	75 ft.	75 ft.
	Fraternity and Sorority House	10,000 sq. ft.	60 sq. ft.	75 ft.	75 ft.

Notes:

¹ Maximum lot coverage for Recreation Center, Community (private) and Recreation Center, Community (public) is 45 percent (45%); for Religious Institution is 65 percent (65%).

² Lots narrower than the minimum lot width per structure set forth in this table may be permitted in certain character districts by special exception and such lots may be required to have a certain minimum lot width to be eligible for special exception review and approval, as set forth in Table 4-A, below.

4-14.5 *Maximum building height.* The maximum building height permitted for the following uses is as follows:

- (a) Residential uses: None
- (b) Other permitted uses: 45 feet

4-14.6 *Usable open space.* After the effective date of this ordinance, any new multi-family development in the R-14 District shall provide usable open space (as defined in Article I, Chapter 2) equal to or greater than 35 percent (35%) of net lot area.

4-14.7 *Yard requirements and other development standards.* The yard requirements for the R-14 District are set forth in Table 4-B following this Chapter 4. Other development standards applicable to uses in this district are set forth in Article III, including parking (Chapter 15), signs (Chapter 16), and landscaping (Chapter 17).

EXHIBIT D

4-15 High Density Multi-Family Housing R-15.

4-15.1 *Purpose statement.* This Multi-Family District (R-15) is intended to provide for residential uses at the highest density level in the city. This district is intended to accommodate multi-storied, multi-family development with appropriate open space and recreational amenities.

4-15.2 *Uses.* Uses in the R-15 District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-15.3 *Maximum density.* This district allows for the development of multi-family residences at a density of 44 units/acre.

4-15.4 *Minimum lot area and lot width.* The minimum lot areas and lot widths permitted in this district are as follows:

Permitted Use		Minimum Lot Area	Minimum Lot Area Per Unit	Minimum Lot Width Per Structure	Minimum Lot Width
(a)	Principal Permitted Uses				
	Single-Family	5,000 sq. ft.	5,000 sq. ft.	50 ft.	50 ft.
	Residential – Semi-Detached Dwelling ²	2,500 sq. ft.	2,500 sq. ft.	25 ft.	25 ft.
	Two-Family	5,000 sq. ft.	2,500 sq. ft.	25 ft.	50 ft.
	Townhouse ²	6,000 sq. ft.	2,000 sq. ft.	20 ft.	60 ft.
	Multi-Family	10,000 sq. ft.	1,000 sq. ft.	100 ft.	100 ft.
(b)	Other Permitted Uses				
	Congregate Housing	20,000 sq. ft.	600 sq. ft.	100 ft.	100 ft.
	Group Home for the Handicapped	5,000 sq. ft.	—	50 ft.	50 ft.
	Group Home	5,000 sq. ft.	600 sq. ft.	50 ft.	50 ft.
	Governmental Operations (non-industrial)	None	—	None	None

	Utility Facility	None	—	None	None
(c)	Special Exception Uses				
	Recreation Center, Community (private) ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Recreation Center, Community (public) ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Religious Institution ¹	20,000 sq. ft.	—	100 ft.	100 ft.
	Day Care Center	10,000 sq. ft.	—	75 ft.	75 ft.
	Fraternity and Sorority House	10,000 sq. ft.	60 sq. ft.	75 ft.	75 ft.

Notes:

¹ Maximum lot coverage for Recreation Center, Community (private) and Recreation Center, Community (public) is 45 percent (45%); for Religious Institution is 65 percent (65%).

² Lots narrower than the minimum lot width per structure set forth in this table may be permitted in certain character districts by special exception and such lots may be required to have a certain minimum lot width to be eligible for special exception review and approval, as set forth in Table 4-A, below.

4-15.5 *Maximum building height.* The maximum building height permitted for the following uses is as follows:

- (a) Residential uses: None
- (b) Other permitted uses: 45 feet

4-15.6 *Usable open space.* After the effective date of this ordinance, any new multi-family development in the R-15 District shall provide usable open space (as defined in Article I, Chapter 2) equal to or greater than 35 percent (35%) of net lot area.

4-15.7 *Yard requirements and other development standards.* The yard requirements for the R-15 District are set forth in Table 4-B following this Chapter 4. Other development standards applicable to uses in this district are set forth in Article III, including parking (Chapter 15), signs (Chapter 16), and landscaping (Chapter 17).

EXHIBIT E

4-16 Urban Residential District (UR).

4-16.1 *Purpose statement.* The purpose of the Urban Residential District is to provide development opportunities in older neighborhoods by encouraging the construction of new, urban homes. The district permits a mixture of townhouses and detached single-family homes, including the possibility of auxiliary structures which can contain a secondary dwelling unit located on larger lots.

4-16.2 *Auxiliary structure.* For purposes of the Urban Residential District, an auxiliary structure is expressly permitted to contain a dwelling unit and shall meet each of the following criteria:

- (a) The structure is no greater than the primary dwelling in all dimensional aspects including, but not limited to, building height, width, length, and square footage.
- (b) The structure is located on the same lot as the principal dwelling unit.

4-16.3 *Uses.* Uses in the UR District as specified in Table 4-A – Land Uses for Residential Districts permitted as of right or by special exception subject to the general provisions set forth in section 4-0.

4-16.4 *Minimum lot area and lot width.* The minimum lot areas and minimum lot widths permitted in the district shall be as follow:

	Permitted Use	Minimum Lot Area	Minimum Lot Area Per Unit	Minimum Lot Width Per Unit	Minimum Lot Width
	Group home for the handicapped	5,000 sq. ft.	—		50 ft.
	Residential – Semi-Detached Dwelling ¹	2,500 sq. ft.	2,500 sq. ft.	25 ft.	25 ft.
	Single-family	3,500 sq. ft.	3,500 sq. ft.	—	35 ft.
	Single-family with auxiliary structure	5,000 sq. ft.	—	25 ft.	50 ft.
	Townhouse ¹	6,000 sq. ft.	2,000 sq. ft.	20 ft.	60 ft.

Note:

¹ Lots narrower than the minimum lot width per unit set forth in this table may be permitted in certain character districts by special exception and such lots may be required to have a certain minimum lot width to be eligible for special exception review and approval, as set forth in Table 4-A, below.

4-16.5 *Maximum building height.* The maximum building height permitted in the district shall be 45 feet.

4-16.6 *Yard requirements.* The yard requirements for the UR District are set forth in Table 4-B following this Chapter 4.

4-16.7 *Off-street parking.*

- (a) Two (2) parking spaces shall be required for each primary dwelling unit and one (1) space shall be provided for each auxiliary dwelling unit. In all other respects, the parking regulations of Chapter 15 shall apply.
- (b) Parking spaces located in the rear yard, including attached or detached garages, shall be located either five (5) feet or 18 feet from rear property line, but no other distance.

EXHIBIT F

**RESIDENTIAL DISTRICTS
TABLE 4-A – TABLE OF LAND USES**

LAND USES	RESIDENTIAL DISTRICTS																COMMENTS
P = Permitted Use S = Special Exception Use	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	UR	
RESIDENTIAL USES																	
Congregate Housing											P	P	P	P	P		
Day Care Home	S	S	S	S	S	S	S										Subject to the requirements of § 25-10.2 Day care home
Dormitory											S	S	S	S	S		
Fraternity/Sorority House											S	S	S	S	S		
Group Home	S	S	S	S	S	S	S	S	S		P	P	P	P	P		Parking reduction subject to the requirements of §15.5-1(b)
Group Home for the Handicapped	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Multi-Family (3-6 units)											P	P	P	P	P		
Multi-Family (7 or more units)											S	S	P	P	P		
Rooming House											S	S	S	S	S		Subject to the requirements of City Code § 22-27 – 34
Semi-Detached Dwelling											P	P	P	P	P	P	Lot must be a minimum of 25 feet in width

LAND USES P = Permitted Use S = Special Exception Use	RESIDENTIAL DISTRICTS																COMMENTS
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	R-11	R-12	R-13	R-14	R-15	UR	
Semi-Detached Dwelling (on lots equal to or greater than 16 but less than 25 feet in width)													S	S	S	S	Only allowed in the Traditional and Downtown character district
Single-Family	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	Auxiliary units allowed in UR District by special exception; subject to the requirements of § 4-16
Townhouse										P			P	P	P	P	Lot must be a minimum of 20 feet in width
Townhouse (on lots equal to or greater than 16 but less than 20 feet in width)										S			S	S	S	S	Only allowed in the Traditional and Downtown character district
Townhouse (on lots less than 16 feet in width)										S			S	S	S	S	Only allowed in the Downtown character district
Two-Family											P	P	P	P	P		
COMMERCIAL USES																	
Bed and Breakfast Home											S	S	S	S			Subject to the requirements of § 25-10.10 Bed and Breakfast
PUBLIC AND CIVIC USES (Sites < 1 Acre)																	
Community Dock	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Day Care Center, Adult											S	S	S	S	S		
Day Care Center, Child											S	S	S	S	S		Subject to the requirements of § 25-10.2 Day care center

[illegible]

EXHIBIT G

TABLE 4-B
YARD REQUIREMENTS
RESIDENCE DISTRICTS
(In Linear Feet)

District	Residential Uses	Front Yard	Corner Side Yard	Interior Side Yard	Rear Yard
R-1	Single-Family	Avg./25 (1)	25	10	25
R-2	Single-Family	Avg./25 (1)	25	10	25
R-3	Single-Family	Avg./25 (1)	25	10	25
R-4	Single-Family	Avg./25 (1)	25	10	25
R-5	Single-Family	Avg./25 (1)	10	10	25
R-6	Single-Family	Avg./25 (1)	10	5	25
R-7	Single-Family	Avg./25 (1)	10	5	25
R-8	Single-Family	Avg./25 (1)	10	5	25
R-9	Single-Family	Avg./25 (1)	10	3	25
R-10 through R-15 and UR	Townhouse or Semi-Detached Dwelling (located in Traditional or Downtown character district)	Minimum = 5 Maximum = 12	10	5	20
R-10 through R-15 and UR	Townhouse or Semi-Detached Dwelling (located in Suburban character district)	Minimum = 10 Maximum = 15 (6)	10	10	20
R-11	Multi-Family—Moderate Density	20	10	10 (4) (5)	25
R-12	Multi-Family—Medium Density	20	10	10 (4)(5)	20
R-13	Multi-Family—Moderately High Density	20	10	10(2)	25
R-14	Multi-Family—High Density	20	10	10(2)	25
R-15	Multi-Family—High Density	20	10	10(2)	25
UR	Group Home for the Handicapped	15	5	3.5	5
UR	Single-Family (with or without auxiliary structure)	15	5	3.5	5
	Nonresidential Uses				
	Recreation Center, Community (private)	25	10	25	25
	Recreation Center, Community (public)	25	10	25	25

	Congregate Housing	20	10	10	25
	Park	None	None	None	None
	Group Home for the Handicapped	20	10	10	25
	Religious Institution	25	10	25	25
	Group Home	20	10	10	25
	Day Care Center, Child	25	10	25	25
	Day Care Center, Adult	25	10	25	25
	Dormitory	20	10	10	25
	Fraternity /Sorority House	20	10	10	25
	Utility Facility	20	10	10	25
	Governmental Operations (non-industrial)	20	10	10	25

Notes:

- (1) Front yard requirements may be the average of the existing front yards on adjacent properties; however, in no case shall such front yard be required to be more than 25 feet. If there are no structures on an adjacent zoning lot the required front yard of that zoning lot shall be 25 feet.
- (2) The required interior yard shall be five (5) feet for single-, semi-detached and two-family residences.
- (3) On nonconforming residential lots which are 30 feet or less in width, side yards or corner side yards not less than three (3) feet shall be provided.
- (4) For multi-family structures with three (3) or more units, side yards shall be at least ten (10) feet in width and shall have a combined width of not less than 30 feet. Also, there shall be at least ten (10) feet of space between buildings on the same site.
- (5) The required interior yard shall be five (5) feet for single-family and two-family residences on lots at least 50 feet in width. The required interior yard shall be 3.5 feet for single-family residences on lots at least 37.5 feet in width but less than 50 feet in width.
- (6) Upon consideration and approval of a special exception requesting such, these minimum and maximum dimensions for the required front yard of any townhouse or semi-detached dwelling located in the Suburban character district may be modified.

EXHIBIT H

15-4.2 *Design standards for parking areas.*

...

- (c) *Townhouses and semi-detached dwellings.* All design standards applicable to parking areas, driveways and accesses for single-family homes set forth above shall likewise apply to townhouses and semi-detached dwellings subject to the following additional limitations:
 - (1) No driveway or access shall be provided anywhere in the front yard of townhouses or semi-detached dwellings located in the Traditional or Downtown character districts.
 - (2) No driveway or access shall be provided anywhere in the front yard of townhouses or semi-detached dwellings located in the Suburban character district except upon consideration and approval of a special exception requesting an increase in the maximum dimensions for the required front yard on properties located in the Suburban character district.
- (d) *Uses other than single-family dwellings:*
 - (1) *Surfacing.* Surfacing of parking areas, driveways, and accesses shall consist of an improved surface, shall be designed to maintain proper drainage, and shall be striped and maintained in accordance with the dimensional standards set forth in Figure 15-1 – Minimum Parking Dimensions, below.
 - (2) *Landscaping and screening.* Landscaping and screening of parking areas shall be provided in accordance with the requirements of chapter 17, Landscape Plantings and Buffers.
 - (3) *Lighting.* Whenever development activity on a lot requires site plan review and approval, all parking area lighting shall be provided in accordance with the requirements of chapter 26, Site Plan Review.
 - (4) *Dimensions of parking spaces.*
 - (A) All minimum requirements as to size, angle, and placement of parking spaces located on surface lots shall be as set forth in Figure 15-1, Minimum Parking Dimensions, below, unless alternative parking dimensions indicated on a parking plan

designed and sealed by a professional engineer have been approved by the director of public works.

- (B) The minimum dimensional requirements of parking spaces in a particular structured parking facility and shown on a parking plan designed and sealed by a professional engineer shall be established by the director of public works.
- (C) Any parking area may include spaces designed for compact vehicles, subject to the following limitations:
 - (i) No more than 15% of the number of minimum required parking spaces may be satisfied by providing compact spaces.
 - (ii) Compact spaces must be located only at the ends of parking rows with no more than two (2) compact spaces placed side-by-side.
 - (iii) Each compact space shall be clearly identified with markings placed on the surface of the parking space and with a sign restricting it for compact vehicles only.

(5) *Stacking spaces.*

- (A) *Drive-Through facilities.* Commercial Drive-Through facilities for which vehicle stacking spaces are required must meet the minimum dimensional standards set forth in section 25-10.8 of this ordinance.
- (B) *Other commercial uses.* For automobiles awaiting service at any of the facilities indicated in the following table, space sufficient to accommodate the number of stacking spaces indicated therein shall be provided on the same zoning lot:

TYPE OF ACTIVITY	REQUIRED NUMBER OF STACKING SPACES	START POINT FOR STACKING SPACES
Automated teller machine	3	Teller machine
Bank teller lane	3	Teller window/tube
Dry-cleaning/laundry	3	Cleaner/laundry window
Pharmacy	3	Pharmacy window
Food service	6	Order box/speaker
	4*	Pick-up window
Other	To be determined by zoning administrator. Such determination shall consider any study prepared by a registered engineer having expertise in transportation engineering and provided by the special exception applicant.	
* These spaces are required in addition to the stacking spaces required to be located behind the order box/speaker and shall be located between the pickup window and the order box/speaker.		